



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/11/2013

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

1 GRACE PLANTATION (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CLARK HILLS CIRCLE

Location: JOHNS ISLAND

TMS#: 2530000199

Acres: 31.504

Lots (for subdiv): 25

Units (multi-fam./Concept Plans): 25

Zoning: SR-7

☒ new BP approval tracking

City Project ID #: 130702-Clark HillsCir-1

City Project ID Name: TRC_PP:GracePlantation-130702-1

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: GRACE PLANTATION DEVELOPMENT, LLC

Applicant: WESTON & SAMPSON

843-881-9804

Contact: BOB HORNER

hornerr@wseinc.com

Misc notes: Preliminary plat for 25 lots. Plat included in Road Plans. TRC & PC reviewed/approved Concept Plan in May 2013.

RESULTS: Minor comments. Revise and submit two copies to Zoning for stamping.

2 GRACE PLANTATION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CLARK HILLS CIRCLE

Location: JOHNS ISLAND

TMS#: 2530000199

Acres: 31.504

Lots (for subdiv): 25

Units (multi-fam./Concept Plans): 25

Zoning: SR-7

☒ new BP approval tracking

City Project ID #: 130702-Clark HillsCir-2

City Project ID Name: TRC_RC:GracePlantation-130702-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: GRACE PLANTATION DEVELOPMENT, LLC

Applicant: WESTON & SAMPSON

843-881-9804

Contact: BOB HORNER

hornerr@wseinc.com

Misc notes: Road plans for 25 lots and related infrastructure. TRC & PC reviewed/approved Concept Plan in May 2013.

RESULTS: Revise and resubmit to TRC.

3 BOLTON'S LANDING, PHASE 9B

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000048

Acres: 33.81

Lots (for subdiv): 101

Units (multi-fam./Concept Plans): 101

Zoning: SR-1/ND

☒ new BP approval tracking

City Project ID #: 130528-BluewaterWay-2

City Project ID Name: TRC_RC:Bolton'sLandingPhase9B[RdPlans]-130528-2

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: BZA-SD approved

Owner: BEAZER HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: MERELLENE WARD

mward@swasc.com

Misc notes: Road construction plans for a subdivision; 101 residential lots and HOA lots. TRC reviewed 6/6/13.

RESULTS: Minor comments. Revise & submit pdf's (in-house) to Zoning, ADA, GIS, Eng, Parks, T&T & Fire. After in-house approval submit 6 sets of plans + landscape plan + pdf on cd to Engineering for stamping.

#4 BROADSTONE APARTMENTS**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 1695 OLD MILITARY ROAD

Location: JAMES ISLAND

TMS#: 4310000026, 43100100003, 024-026

Acres: 23.36

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 294

Zoning: PUD

Misc notes: 294 apartments, amenity center, garage buildings, surface parking lots and landscaping.

☒ new BP approval tracking

City Project ID #: 130702-FollyRd-1

City Project ID Name: TRC_SP:BroadstoneApts-130702-1

Submittal Review #: COURTESY

Board Approval Required: DRB, BZA-SD

Owner: ALLIANCE REALTY PARTNERS

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: JASON MUNDAY

jmunday@swasc.com alewis@swasc.com

RESULTS: Revise and resubmit to TRC.

#5 FIRST BAPTIST CHURCH SCHOOL**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: GEORGE GRIFFITH BLVD.

Location: JAMES ISLAND

TMS#: 3370000162

Acres: 32.74

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Construction of athletic fields and lower school buildings, parking lot and landscaping.

☒ new BP approval tracking

City Project ID #: 130702-George GriffithBlvd-1

City Project ID Name: TRC_SP:FirstBaptistFields&School-130702-1

Submittal Review #: COURTESY

Board Approval Required: BZA-Z

Owner: FIRST BAPTIST CHURCH FOUNDATION

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: SARA MOORE

smoore@swasc.com or alewis@swasc.com

RESULTS: Revise and resubmit to TRC.

#6 SEA ISLAND, PHASE 1A**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: MAYBANK HIGHWAY& BOHICKET ROAD

Location: JOHNS ISLAND

TMS#: 2790000142 & 248

Acres: 42.194

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 274

Zoning: PUD

Misc notes: Courtesy TRC 11/19/09. Preliminary TRC 10/16/2011. Final TRC 12/01/2011 (first review)

☒ new BP approval tracking

City Project ID #: 111003-MaybankHwy-1

City Project ID Name: TRC:Sealsland Phase 1A-111003-1

Submittal Review #: FINAL, 2ND REVIEW

Board Approval Required: DRB prelim approved & BZA-SD approved

Owner: ANGEL OAK VILLAGE - AOV, LLC

Applicant: HLA, INC.

843-763-1166

Contact: AMY CHICO

achico@hlainc.com

RESULTS: Minor comments. Revise & submit pdf's (in-house) to Zoning, ADA, GIS, Eng, MS4 Parks, T&T & Fire. After in-house approval submit 6 sets of plans + pdf on cd to Zoning for stamping.

#7 DANIEL ISLAND, PARCEL CC, PHASE 5 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 16.79

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: DI-R

Misc notes: Preliminary plat for 26 single-family lots.

☒ new BP approval tracking

City Project ID #: 130702-Daniel IslandDr-1

City Project ID Name: TRC_PP:DI ParcelCC Phase5-130702-1

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON

843-725-5281

Contact: LES PHILLIPS

phillips.l@thomasandhutton.com

RESULTS: Minor comments. Revise & submit pdf's (in-house) to Zoning & GIS then submit two copies to Zoning for stamping.

#8 DANIEL ISLAND, PARCEL CC, PHASE 5 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 16.79

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: DI-R

Misc notes: Road construction plans for 26 single-family lots and related infrastructure.

☒ new BP approval tracking

City Project ID #: 130702-Daniel IslandDr-2

City Project ID Name: TRC_RC:DI ParcelCC Phase5-130702-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON

843-725-5281

Contact: LES PHILLIPS

phillips.l@thomasandhutton.com

RESULTS: Minor comments. Revise & submit pdf's (in-house) to Zoning, GIS, MS4, Eng, Parks, T&T & Fire. After in-house approval submit 6 sets of plans + landscape plan + pdf on cd to Engineering for stamping.

#9 DANIEL ISLAND, PARCEL E, PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 7.65

Lots (for subdiv): 10

Units (multi-fam./Concept Plans): 10

Zoning: DI-R

Misc notes: Preliminary plat for 10 single-family lots.

☒ new BP approval tracking

City Project ID #: 130702-LesesneSt-1

City Project ID Name: TRC_PP:DI ParcelE Phase2-130702-1

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON

843-725-5281

Contact: LES PHILLIPS

phillips.l@thomasandhutton.com

RESULTS: Approved with conditions (revisions on final plat).

#10 DANIEL ISLAND, PARCEL E, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 7.65

Lots (for subdiv): 10

Units (multi-fam./Concept Plans): 10

Zoning: DI-R

Misc notes: Road plans for this phase were previously approved. This submittal is to be reviewed as an ADDENDUM to the approved plans showing phasing, minor lot line shifts and minor utility shifts.

☒ new BP approval tracking

City Project ID #: 130702-LesesneSt-2

City Project ID Name: TRC_RC:DI ParcelE Phase2-130702-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS & HUTTON

843-725-5281

Contact: LES PHILLIPS

phillips.l@thomasandhutton.com

RESULTS: Minor comments. Revise & submit pdf's (in-house) to Zoning, MS4, Eng & Fire. After in-house approval submit 6 sets of plans as an ADDENDUM to existing approved plans to Engineering for stamping.

#11 SWYGERT'S LANDING AMENITY CENTER**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: MOON BEAM DRIVE

Location: JOHNS ISLAND

TMS#: 3120000768

Acres: 0.95

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: C/ND

Misc notes: Construction plan for amenity center; pool, parking surface and landscaping.

☒ new BP approval tracking

City Project ID #: 130702-MoonbeamDr-1

City Project ID Name: TRC_SP:Swygert'sLandingAmenityCenter-130702-1

Submittal Review #: COURTESY

Board Approval Required: NONE

Owner: CAM MANAGEMENT, LLC

Applicant: THE TOMBLIN COMPANY, LLC

843-412-2894

Contact: DAVID TOMBLIN

davidtomblin@tomblincompany.com

RESULTS: Revise and resubmit to TRC.

12 JESSY ELIZABETH ROAD (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: JESSY ELIZABETH ROAD

Location: JOHNS ISLAND

TMS#: 3120000160

Acres: 1.91

Lots (for subdiv): 6

Units (multi-fam./Concept Plans): 6

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 130702-Jessy ElizabethRd-1

City Project ID Name: TRC_PP:JessyElizabethRd-130702-1

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: BAYCORP, INC./AL ESTEE

Applicant: KEVIN J. COFFEY

843-266-3996

Contact: KEVIN COFFEY

kevin@lowcountrylhc.com

Misc notes: Preliminary plat for 6 single-family lots. TRC reviewed Concept Plan in May 2013.

RESULTS: Revise and resubmit to TRC.

13 JESSY ELIZABETH ROAD (SITE PLAN)**SITE PLAN**

Project Classification: MAJOR SUBDIVISION

Address: JESSY ELIZABETH ROAD

Location: JOHNS ISLAND

TMS#: 3120000160

Acres: 1.91

Lots (for subdiv): 6

Units (multi-fam./Concept Plans): 6

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 130702-Jessy ElizabethRd-2

City Project ID Name: TRC_SP:JessyElizabethRd-130702-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC approved

Owner: BAYCORP, INC./AL ESTEE

Applicant: KEVIN J. COFFEY

843-266-3996

Contact: KEVIN COFFEY

kevin@lowcountrylhc.com

Misc notes: 'Hybrid plan' for site utilities, grading and drainage on an existing unimproved road for 6 single-family lots. TRC reviewed Concept Plan in May 2013.

RESULTS: Revise and resubmit to TRC.

14 ROADWISE PROJECT: HARBOR VIEW ROAD**ROAD CONSTRUCTION PLANS**

Project Classification: ROADWISE PLANS

Address: HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: RIGHT-OF-WAY

Acres: ROW

Lots (for subdiv): ROW

Units (multi-fam./Concept Plans): -

Zoning: ROW

☐ new BP approval tracking

City Project ID #: 100614-Harbor ViewRd-1

City Project ID Name: SRC:Harbor ViewRd Roadwise-100614-1

Submittal Review #: 3RD REVIEW

Board Approval Required: NONE

Owner: SCDOT

Applicant: ROADWISE - CHARLESTON COUNTY

843-329-0050

Contact: PETER VALIQUETTE

pvaliquette@ccroadwise.com

Misc notes: Design recently revised. TRC last reviewed 6/24/2010. ** One set of plans is available in PP&S for shared reviewed. Individual review sets will not be distributed (size & cost).

RESULTS: Received and reviewed. No other comments at this time.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.